

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High)	AG - Agricultural	Collin Crossing District: Urban Living
Annual Operating Revenues	\$432,475	\$6,067	\$314,725
Annual Operating Expenses	\$418,679	\$2,318	\$258,149
Net Surplus (Deficit)	\$13,796	\$3,750	\$56,576

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$50,964,480	\$625,680	\$34,583,040
Residential Development Value (per unit)	\$144,000	\$0	\$144,000
Residential Development Value (per acre)	\$4,032,000	\$49,500	\$2,880,000
Total Nonresidential Development Value	\$0	\$0	\$1,238,846
Nonresidential Development Value (per square foot)	\$0	\$0	\$180
Nonresidential Development Value (per acre)	\$0	\$0	\$1,960,200

Projected Output	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Employment	0	0	16
Total Households	354	1	240

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	1.0%	0.0%	0.7%
% Retail	0.0%	0.0%	0.1%
% Office	0.0%	0.0%	0.1%
% Industrial	0.0%	0.0%	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	21.9%	0.1%	14.9%
% Retail	0.0%	0.0%	0.7%
% Office	0.0%	0.0%	1.1%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan